

2011 STANDARDIZED BUILDING VALUATION/FEE SCHEDULE

VALUATION FACTORS FOR <u>RESIDENTIAL</u> DEVELOPMENT				
Type	Category	Grade	Factor	
Basement	Unfinished	Average	\$30.00 sq.ft	
	Unfinished	Good	\$35.00 sq.ft	
	Finished	Average	\$60.00 sq.ft	
	Finished	Good	\$65.00 sq.ft	
	Semi-Fin	Average	\$45.00 sq.ft.	
Breezeway - Wood frame			\$14.50 sq.ft.	
Carport	Open (no walls)		\$14.50 sq.ft	
Decks	Open (no roof)		\$6.00 sq.ft	
	Covered		\$14.50 sq.ft	
	- Porch	Enclosed	\$24.00 sq.ft	
Foundation			\$50.00 lin.ft.	
Garage	- Wood Frame	Unfinished	\$21.00 sq.ft	
		Finished	\$24.00 sq.ft	
	- Pole Type	Unfinished	\$14.50 sq.ft	
		Finished	\$16.50 sq.ft	
	- Masonry	Unfinished	\$24.00 sq.ft	
		Finished	\$27.00 sq.ft	
	- Steel	Unfinished	\$21.00 sq.ft	
		Finished	\$24.00 sq.ft	
	- 2nd Floor	*	sq.ft	
1 Greenhouse	- plastic		\$4.50 sq.ft	
	- all others		\$14.50 sq.ft	
Lean-To additions			\$14.50 sq.ft	
Pole Building	Unfinished		\$14.50 sq.ft	
		Finished	\$16.50 sq.ft	
	- Roof Only		\$8.00 sq.ft	
2 Roof over Mobile Home			\$8.00 sq.ft	
3 Re-roofing (residential only)			\$75.00 per sq.	
Residence	- Wood Frame	Average	\$58.25 sq.ft	
		Custom	\$80.00 sq.ft	
	- Masonry	Average	\$65.25 sq.ft	
		Custom	\$83.50 sq.ft	
	- Loft		\$58.25 sq.ft	
	- 2nd Floor	*	sq.ft.	
	- Modular	**	sq.ft.	
	Storage Buildings	- Wood Frame	Unfinished	\$21.00 sq.ft
Finished			\$24.00 sq.ft	
- Pole Type		Unfinished	\$14.50 sq.ft	
		Finished	\$16.50 sq.ft	
- Masonry		Unfinished	\$24.00 sq.ft	
		Finished	\$27.00 sq.ft	
- Steel		Unfinished	\$21.00 sq.ft	
		Finished	\$24.00 sq.ft	
- Loft		Unfinished	\$14.50 sq.ft	
		Finished	\$16.50 sq.ft	
1 Non-commercial. Plastic frame with plastic sheeting or windows				
2 Self supported - not structurally attached to mobile home				
3 Roofing square = 100 sq. ft.				
* 2nd floor - use same factor as ground floor for type of structure being constructed - finished or unfinished				
** Modular Home - 1/2 building fee plus plumbing - no plan review (building fee based on valuation of home and foundation)				

Non-Residential / Non-Commercial Development	
Type	Factor
Cargo Containers	\$20.50 sq.ft
Carport Canopies (pre-fabricated)	\$7.00 sq.ft
Communication Tower	Bid Price
Demolition Permit - residential	\$23.50 ea
Dog Kennels	\$24.00 sq.ft
Pre-Constructed Storage Units	\$21.00 sq.ft
Quonset Structures	\$20.00 sq.ft
Remodel / Repairs	Bid Price
Signs	Bid Price
Swimming Pool - in ground	Bid Price
Swimming Pool - above ground	Bid Price
Yurts	\$16.50 sq.ft

COMMERCIAL/INDUSTRIAL DEVELOPMENT

Commercial and industrial development or demolition is valued at bid price. Lewis County Building Official has the authority to determine valuation if bid price is questionable. Fees will conform with the fee table identified as Table 1 - Lewis County 2011 Building Permit Fees

ADDITIONS (NON COMMERCIAL)

Valuation for additions are calculated at the same rate as new construction using the factors listed on this chart.

AGRICULTURAL BUILDINGS

Valued same as residential buildings with reduced plan review fee if applicable. See Table 1 - 2011 Building Permit Fees

STATE FEE

Building permits\$4.50 each

MODULAR FAS

Fees and processed as mobile home units

STRUCTURES OR DEVELOPMENT NOT IDENTIFIED ON THIS CHART WILL BE VALUED AT BID PRICE OR BY DETERMINATION OF BUILDING OFFICIAL.

DEFINITIONS

- Unfinished - structures that are framed only
Not sheet rocked
- Finished - structures that are insulated and
sheet rocked
- Modular FAS - factory assembled structure built to
HUD standards not for residential use
- Modular Home - factory assembled structure
built to IRC or IBC standards.
- Wood Frame - constructed with standard footing
and/or foundation.
- Steel - all steel framing